

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**OCTOBER 10, 2002**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**STEVEN EVANS**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **September 12, 2002** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TM-0057-02 - PRIMROSE ESTATES SOUTH - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS - Request for a Tentative Map for a 10-lot single family residential subdivision on 5.00 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).
2. TM-0060-02 - COX COMMUNICATIONS – COX COMMUNICATIONS OF NEVADA, INC. - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 12.13 acres located at 800 North Rancho Drive (APN: 139-29-704-035), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
3. TM-0061-02 - CASCADE - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for a Tentative Map FOR AN 80-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.26 acres located adjacent to the northwest corner of Tee Pee Lane and Gilcrease Avenue (APN's: 125-18-501-008 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre), Ward 6 (Mack).
4. V-0032-00(1) - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for an Extension of Time of an approved Variance (V-0032-00) **which allowed** a reduction of the minimum residential lot size on 8.88 acres located adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).
5. V-0034-00(1) - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for an Extension of Time of an approved Variance (V-0034-00) **which allowed** a reduction in required setbacks on 8.88 acres located adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

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6. **A-0030-02(A) - CHARLES KORAS AND VANGEL DIMANIN** - Petition for 5.0 acres generally located on the south side of Grand Teton Drive, 1,030 feet east of Puli Drive (APN: 126-13-101-004), Ward 6 (Mack).
7. **A-0037-02(A) - JUDIE COLLINS, ET AL** - Petition for 6.8 acres generally located on the east side of Rio Vista Street, 170 feet north of Ann Road (APN's: 125-27-802-002, 003, 004, 005, 008, 009, & 012), Ward 6 (Mack).
8. **A-0039-02(A) - GEORGE LEE REYNOLDS ESTATE** - Petition for 5.0 acres generally located adjacent to the northeast corner of Rome Boulevard and Fort Apache Road (APN: 125-20-301-010), Ward 6 (Mack).
9. **A-0040-02(A) - BEN & JASMINE NEWMAN, ET AL** - Petition for 30.39 acres generally located on the north side of Azure Drive, east and west of Rainbow Boulevard (APN's: 125-26-101-002 & 003 and 125-27-502-005), Ward 6 (Mack).
- B. **PUBLIC HEARING ITEMS:**
  10. **ABEYANCE - U-0064-02 - J AND K VILLANI TRUST** - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
  11. **ABEYANCE - Z-0045-94(8) - J AND K VILLANI TRUST** - Request for a Site Development Plan Review FOR A MINOR AUTOMOTIVE REPAIR GARAGE FACILITY on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
  12. **ABEYANCE - Z-0068-02 - GEOFFREY COMMONS** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).

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13. **ABEYANCE - Z-0068-02(1) - GEOFFREY COMMONS** - Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
14. **ABEYANCE - RENOTIFICATION - V-0057-02 - ROBERT AND VIRGINIA GOOD** - Request for a Variance TO ALLOW 82 PARKING SPACES WHERE 138 PARKING SPACES ARE REQUIRED FOR A MIX OF EXISTING AND PROPOSED USES on property located at 901 South Rancho Drive (APN: 139-32-804-001), PD (Planned Development) Zone, Ward 5 (Weekly).
15. **ABEYANCE - V-0063-02 - RAFAEL RUIZ** - Request for a Variance TO ALLOW CONSTRUCTION OF AN ADDITION EIGHT FEET FROM THE REAR PROPERTY LINE, WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 1230 South Seventh Street (APN: 162-03-515-007), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
16. **ABEYANCE - V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT** - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
17. **ABEYANCE - U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT** - Request for a Special Use Permit for a Radio, TV, Microwave, Communication Tower at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
18. **ABEYANCE - U-0106-02 - FREMONT PLACE, LIMITED LIABILITY COMPANY ON BEHALF OF RAY KOROGHLI** - Request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN's: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
19. **Z-0080-02 - PATRICK AND CECILIA DIFFER** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) TO: R-3 (Medium Density Residential) on 1.25 acres located adjacent to the south side of Van Buren Avenue, approximately 307 feet east of Lamb Boulevard (APN: 140-29-101-009), PROPOSED USE: 10-UNIT APARTMENT COMPLEX, Ward 3 (Reese).

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20. **ABEYANCE - RENOTIFICATION - SD-0037-02 - PATRICK AND CECILIA DIFFER** - Request for a Site Development Plan Review FOR A PROPOSED 10 UNIT APARTMENT DEVELOPMENT on 1.25 acres located adjacent to the south side of Van Buren Avenue, approximately 307 feet east of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Reese).
21. **GPA-0031-02 - JOHNSON FAMILY TRUST ON BEHALF OF JOE RISNER** - Request to amend a portion of Southeast Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on approximately 0.52 acres located at 2834 East Charleston Boulevard (APN: 139-36-402-013), Ward 3 (Reese).
22. **Z-0074-02 - JOHNSON FAMILY TRUST ON BEHALF OF JOE RISNER** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) on approximately 0.52 acres located at 2834 East Charleston Boulevard (APN: 139-36-402-013), PROPOSED USE: INDOOR/OUTDOOR STORAGE, Ward 3 (Reese).
23. **Z-0074-02(1) - JOHNSON FAMILY TRUST ON BEHALF OF JOE RISNER** - Request for a Site Development Plan Review and a Waiver of the On-Site Landscape Requirements FOR A 1,800 SQUARE FOOT COMMERCIAL BUILDING on 0.52 acres located at 2834 East Charleston Boulevard (APN: 139-36-402-013), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese).

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24. **Z-0075-02 - CONCORDIA HOMES NEVADA INC, ET AL** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential – Town Center) General Plan Designation] TO: T-C (Town Center) on 17.77 acres located adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN's: 125-20-301-001, 002, 004 and 005) PROPOSED USE: 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
25. **Z-0075-02(1) - CONCORDIA HOMES NEVADA INC, ET AL** - Request for a Site Development Plan Review FOR A 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.77 acres located adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN's: 125-20-301-001, 002, 004, and 005), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
26. **Z-0076-02 - ROSE GRAVANTE ON BEHALF OF RL HOMES** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: **R-PD7 (Residential Planned Development – 7 Units per Acre)** on 5.0 acres located adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003), PROPOSED USE: 34-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).
27. **VAR-1006 - ROSE GRAVANTE ON BEHALF OF RL HOMES** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.56 ACRES IS REQUIRED FOR A PROPOSED 34-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre) Zone], Ward 4 (Brown).



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28. **SDR-1022 - ROSE GRAVANTE ON BEHALF OF RL HOMES** - Request for a Site Development Plan Review and a Waiver of the six-foot Perimeter Landscape Requirement FOR A 34-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre) Zone], Ward 4 (Brown).
29. **V-0067-02 - VALERIE L JUICK** - Request for a Variance TO ALLOW A 28-FOOT FRONT YARD SETBACK, WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED for a proposed attached garage addition on property located at 5112 Royer Ranch Road (APN: 125-33-302-005), R-E (Residence Estates) Zone, Ward 6 (Mack).
30. **V-0068-02 - SCHNIPPEL FAMILY LIMITED PARTNERSHIP ON BEHALF OF NEVADA HAND** - Request for a Variance TO ALLOW 80 PARKING SPACES, WHERE 116 SPACES ARE THE MINIMUM REQUIRED in conjunction with a proposed high density residential senior housing development (Bonanza Pines) on 3.14 acres, located adjacent to the north side of Bonanza Road, approximately 1,000 feet east of Sandhill Road (APN: 140-30-802-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD25 (Residential Planned Development - 25 Units per Acre), Ward 3 (Reese).
31. **V-0070-02 - JOHN AMORE** - Request for a Variance TO ALLOW FOR A FOUR-FOOT FRONT YARD SETBACK WHERE TWENTY FEET IS THE MINIMUM REQUIRED AND A 4.5-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED for an existing carport on 0.11 acres located at 620 Princeton Street (APN: 138-25-713-135), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).
32. **U-0119-02 - I RENT B & E, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PAWN SHOP on property located at 520 North Eastern Avenue (APN: 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
33. **SD-0041-02 - I RENT B & E, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED RETAIL BUILDING ADDITION on 0.55 acres, located at 520 North Eastern Avenue (APN: 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).



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34. **U-0120-02 - TJP WEINER FAMILY TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located 2101 South Decatur Boulevard (APN: 163-01-708- 004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
35. **U-0121-02 - MELVIN AND DARLA TURNER ON BEHALF OF TELOS ENTERPRISES INC.** - Request for a Special Use Permit FOR RECREATIONAL VEHICLE/BOAT STORAGE on property located at 1721 North Decatur Boulevard (APN's: 138-24-804-005, 006 and 017), U (Undeveloped) Zone [GC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
36. **WVR-0005-02 - PARDEE HOMES OF NEVADA** - Request for a Waiver of the Subdivision Standards (Title 18) TO ALLOW FOR EIGHT MODEL HOMES WHERE SIX ARE THE MAXIMUM ALLOWED AND TO ALLOW A TEMPORARY TRELLIS STRUCTURE TO OCCUPY TWO ADJOINING PARCELS on property located adjacent to the northeast corner of Tee Pee Lane and Severance Lane (APN's: 125-18-701-012 and 014), U (Undeveloped) Zone [(TC (Town Center) General Plan Designation)] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).
37. **MSP-0010-02 - PACIFIC REALTY ASSOCIATES LIMITED PARTNERSHIP** - Request for a Master Sign Plan Review FOR AN EXISTING RETAIL CENTER on 6.46 acres located at 701-721 North Rancho Drive (APN: 139-29-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
38. **VAC-0070-02 - CORNERSTONE COMPANY ON BEHALF OF CHETAK DEVELOPMENT** - Petition of Vacation to vacate a public alley generally located north of Sahara Avenue, west of Paradise Road, Ward 3 (Reese).
39. **VAC-0071-02 - SALVATION ARMY** - Petition of Vacation to vacate a portion of Public Right-Of-Way located on the south side of Owens Avenue, east of the Union Pacific Railroad, Ward 5 (Weekly).

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#### C. NON PUBLIC HEARING ITEMS:

40. ABEYANCE - Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
41. Z-0047-56(1) - RICHFIELD OIL CORPORATION ON BEHALF OF THOMAS ARLT - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED 5,800 SQUARE FOOT OFFICE BUILDING on 0.48 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
42. SD-0046-02 - MARY BARTSAS ON BEHALF OF SUBWAY OF NEVADA LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED FAST FOOD RESTAURANT WITH DRIVE THROUGH on 0.55 acres located on property at 3201 North Rancho Road (APN: 138-12-801-011), C-2 (General Commercial) Zone, Ward 6 (Mack).

#### D. DIRECTOR'S BUSINESS:

43. TXT-1029 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A to create a definition, standards and requirements for financial institutions and other related uses such as check cashing and money lending businesses.

#### E. CITIZENS PARTICIPATION:

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**